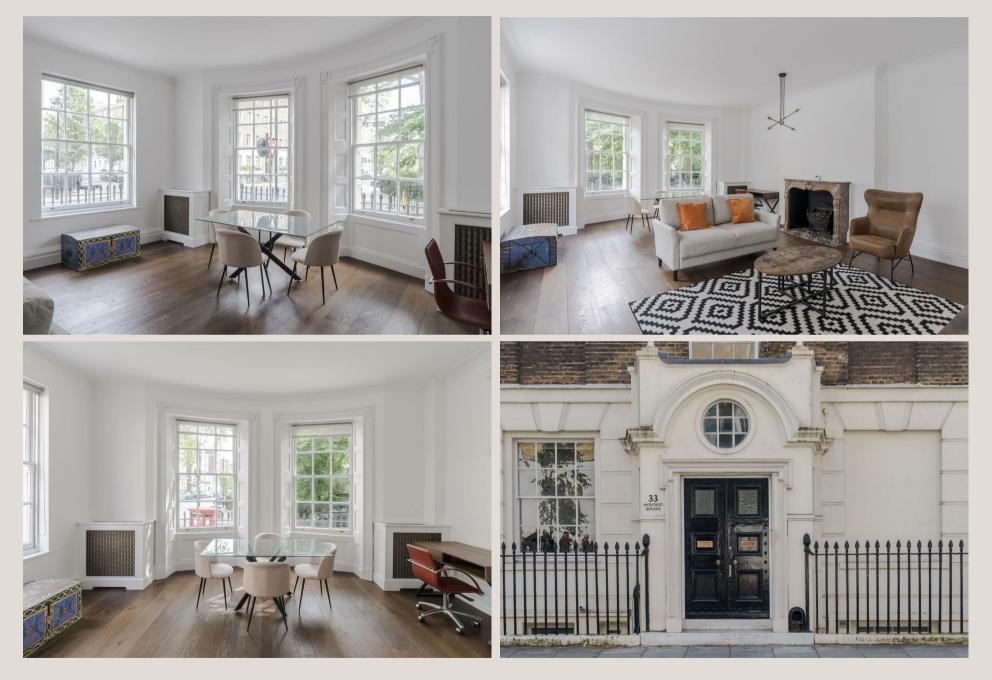


MONTAGU SQUARE Marylebone £1,895,000 sto







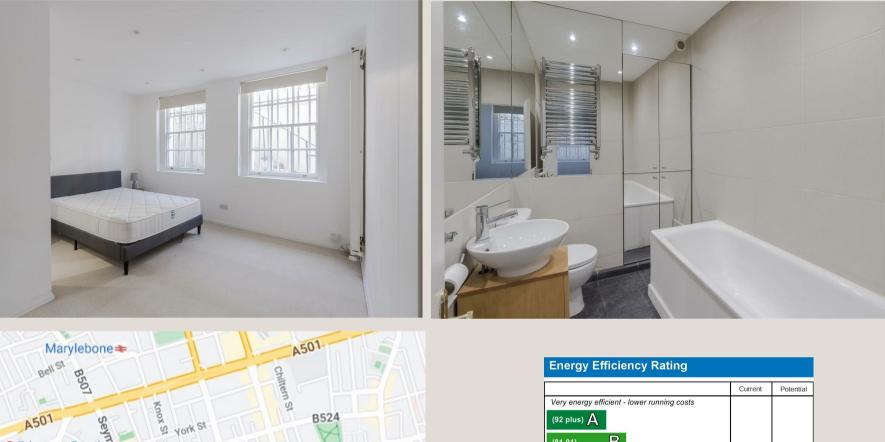
Montagu Square



Montagu Square



Montagu Square





В (81-91) 76 C (69-80) D 55 (55-68) Ξ (39-54) F (21 - 38)G (1-20) Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales**

Montagu Square

ADDRESS

Montagu Square, London POSTCODE W1H 2LJ THE SPACE

Featuring high ceilings and an abundance of natural light, this graceful and spacious apartment is set predominantly over the raised ground floor of an elegant Georgian building.

Accommodation features a dual aspect reception room with views over Montagu Square and three double bedrooms (two which are en-suite). There is separate modern kitchen and a family bathroom, along with ample storage throughout the property.

Montagu Square is an historic garden square, set around a well-maintained residents garden, well positioned for the wide-open spaces of Hyde Park and Regents Park. Just a short stroll from Marylebone High Street you are also close to a feast of culinary delights on the nearby New Quebec Street and Crawford Street.

ACCOMMODATION

& FEATURES

- Corner Reception Room
- Three Bedrooms
- Three Bathrooms
- Separate Kitchen
- High Ceilings
- Views over Montagu Square
- 70 year lease

ON YOUR DOORSTEP

The Grazing Goat Boxcar Baker + Deli The Duke of Wellington Santo Mare Locanda Locatelli PRICE £1,895,000, subject to contract

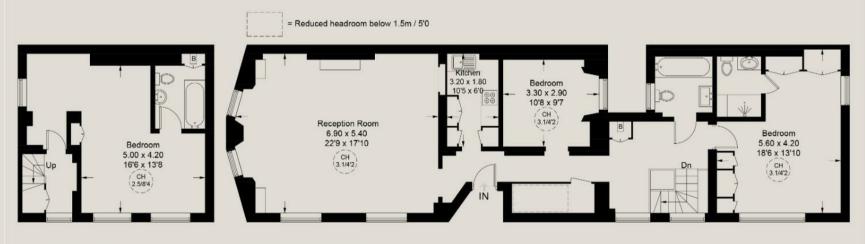
TENURE Leasehold - 94 years from 29.09.99 Therefore 70 years remaining

SERVICE CHARGE £848.75 per quarter GROUND RENT Peppercorn COUNCIL TAX Westminster Band G RESIDENTS PARKING TBC COMMUTE Marble Arch Bond Street Hyde Park Marylebone High Street



Montagu Square

Approximate Gross Internal Area = 136 sq m / 1461 sq ft



Lower Ground Floor

Upper Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972477)

Floor Plan





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